

DISTRICT III ADVISORY BOARD

MINUTES

Wednesday, May 1, 2002 7:00 p.m.
Colvin Neighborhood City Hall, 2820 S. Roosevelt

Members Present

Gene Fuhr
Phyllis Hall
Jim Gulick
Lois Ann Newman
Judy Dillard
John Kemp
Bill Ward
Matt Foley

Members Absent

Chantelle Brennan
Jim Skelton
Phil Bloomquist
Council Member Phil Lambke

Staff

Vicki Mork

ORDER OF BUSINESS

Call to Order

President Pro Temp Bill Ward called the meeting to order at 7:05 p.m.

Approval of Minutes

Motion was made to approve minutes as read.

Action: Approved by vote of 8-0. Newman(Fuhr)

Public Agenda

1. Larry Ross 346 N. Bluff and Ruth Holiday appeared on behalf of Prairie Travelers , a hiking and biking club. They urged citizens in District III to utilize a budget item of \$480,000 of CMAQ funds (Congestion Mitigation Air Quality) for bicycle paths. He commented at length about how bicycling is good for ones health and this funding would be perfect for connecting east side and south side bicycle paths. The CMAQ funds are to be used for things that reduce air pollution as a result of cars.

Planning

2. CON2002-00016, Conditional Use to allow a car wash within 200 feet of residential zoning district generally located northeast of 1-135 & South Hydraulic.

Bill Longnecker, MAPD began his presentation reviewing the uses and character of the nearby neighborhood along with the suitability and conformance of plan. He explained the residential area in proximity to the proposed site is on the west side of Hydraulic across the street from the site. The property surrounding the site on the east side of Hydraulic is zoned "LI" and is primarily developed as industrial. The most immediate neighbor is a fast food restaurant to the south.

Staff recommends that the request be approved with more landscaping and better planning for queuing and parking within the lot. Bill stated the applicant had responded favorably to the additional requests.

DAB board member Gene Fuhr and South City Neighborhood Association president; Melody Stucky stated they were not aware of any neighborhood opposition to the project. A citizen in the audience said that a nearby site had groundwater pollution as a result of a former drycleaner being located there. Mr. Wood the developer responded that they monitored the site and would be using city utilities for all their services.

DAB board member Gene Fuhr moved that approval be granted for the conditional use unless the pollution is too great, Judy Dillard seconded the motion

Action Taken: Motion for approval made by Fuhr(Dillard) and passed 8-0.

Public Works

- 3. Carl Gipson, Special Projects Engineer with the Public Works Department** presented information on Pawnee Avenue Grade Separation, the railroad tracks will be raised and Pawnee Street between Washington and Broadway will run underneath them. He explained he held a meeting 11/2 years ago on this plan and has been negotiating with railroads since then. He stated the current plans are substantially different than they were a year ago. They will begin contacting the affected property owners for right away purchases and he invited interested or concerned audience members to stay after the meeting to visit with him about this aspect. Contracts will be let at the end of this year and construction is slated to begin after the first of the year, January 2003.

Scott Gary with a Kansas City Engineering firm began their portion of the presentation by showing a picture of the existing tracks and a drawing of the plan to raise tracks 14 feet and lower Pawnee 8 feet. Pawnee would be expanded to five open lanes. This is an important project that will improve the shoulder profile and result in a safer grade crossing by lifting the railroad tracks 14 feet. Kincaid and Clark crossings will be closed along with Mead Street on the east. Alley ways east and west of Pawnee will

close in order to raise the tracks, which will be supported by retaining walls. The project schedule will begin with identification of property affected by the changes and acquire it. The contracts will be let contract by the end of the year and begin construction next year.

Intended goal is to keep at least two lanes of Pawnee open but will have to close Pawnee for five days completely. It may have some less than one-day intermittent closures. Constructions will take approximately nine to twelve months. Railroad must be kept in operation during construction. A “shoe fly” track will be constructed to the east, but removed later. The city will be dealing with city residents during construction.

Carl says this is the most dangerous grade separation train track and if there was only improvement the city could make regarding grade separation improvements this should be the one.

A gentleman in the audience said he leased property on the east side of the train tracks, and was concerned about the impact of the finished project on the property as he had been told there would be no access available after the completion of the project. Carl replied if that was the case the city would be buying the property from the owner. The tenant was concerned about purchasing Yellow Pages advertising. An audience member asked if this plan was approved Carl responded that there are two projects now in place and there is a high degree of certainty that the city will approve the agreement with railroad.

Matt Foley asked about the train noise and vibration impact and was concerned if it would be reduced. According to **Carl** and the engineering firm representative the train noise will be reduced especially since it won't have to blow its horn until it reaches Mt. Vernon. Also being at a greater grade there will be more material to attenuate the vibration. The train track will be greatly improved as it and the shoe fly track will be made of continuous welded rail. If citizens are concerned about damage to their homes Carl suggests citizens should take pictures prior to changes being made, for reference purposes in order to substantiate any future damage claims.

Brock Jabara asked about the effects of increased traffic on Pawnee. Carl said that improvements are planned for Pawnee to the east and west of the grade separation. He doesn't foresee a lot of extra traffic, but the improved area could attract new businesses, which could impact traffic.

There is another project for up grading the intersection of Pawnee and Washington and they hope to do these concurrently. They are separate projects but would be good to schedule them together. Call Carl for additional information on Pawnee projects.

Action taken: Receive report and file.

Environmental Health

4. **Jack Brown, Director of Environmental Health** updated DAB about what's going on with the Arkansas River. It's of considerable importance with the River Festival close at hand. He introduced Kay Johnson as a new staff member. In light of the imminent River Festival increased testing of the river is occurring. They have developed methods that allow them to analytically test the river and determine origin of contaminant. Problems typically arise when there is heavy rain and contaminants are washed into the river. They have been keeping records for 10 years now and they haven't lost ground.

They are using a new system to inform the public of the quality of the water in the river, look for flags flying at Waterman Street Bridge, Blue-ok; Green- ok but use caution; Orange- warning. Additional information is available. The water testing with flag results will be year round. Additional information can be found on the City's web site.

On Earth day there was a volunteer clean up. The 200 volunteers and city staff picked up over 1 ton of debris. There is a plan to do a similar clean up after River Festival.

Action taken: Receive report and file.

Community Policing and Neighborhood Association Reports

5. **Officer Virgil Miller**, Community Policing south of Pawnee is interested in establishing a pocket park just behind the Post Office at 31st and Hydraulic.
6. **Phyllis Hall** announced that H.O.P. needs workers. They are looking for 15 workers to conduct door-to-door surveys. The must be 18 years of age or older and will be paid a subsistence wage of \$700 per month and \$1000 stipend.
7. **Matt Foley** asked about the new city phone number 529-9999, it's to be used for reporting problems in neighborhoods, trash or zoning violations.
8. **Judy Dillard** asked NA Vicki Mork to speak to CM Lambke about appointing a committee to establish criteria for evaluating requests for the Matching Neighborhood Grant Program.

Action Taken: Motion made to adjourn meeting at 9:11 p.m. Kemp(Hall) Passed 8-0.

Visitors

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| Melody Stucky | 2756 Mason |
| Joann Hartig | 1756 S. Main |
| Bill Longnecker | MAPD Planning Dept |
| Brock Jabara | 601 E. Pawnee |
| Dan W. Rush | 2408 S Mead |
| Monty Rush | 2408 S Mead |
| Al Bryan | 2409 S. Mosley |
| Mary Broker | 2503 S. Mead |
| Stanley E. Allen | 2230 S. Mead |
| Darrin Quist | 2214 S. Mead |
| Roger Quist | 2214 S. Mead |
| Larry Ross | 346 N. Bluff |
| Jeff Andres | WPD |
| Jack Bauman | 2431 S. Mead |
| Laurie Bauman | 2431 S. Mead |
| Jesse R. Sheffield | 2526 S. Mosley |
| Brett Lekoiwski | 245 N. Waco-Tran Systems Corp |
| Virgil Miller | WPD |
| P Dixon | WPD |
| R.D. Wood | 3540 W. Douglas |
| Ken Maurity | 2224 S. Mead |
| Larry Ryan | 9819 Westlawn – 750 E Pawnee |
| Judy Winterhalter | 2352 S. Mosley |
| Kurt Winterhalter | 2352 S. Mosley |
| David Allen | 1944 S Denene – 2402 S Mead |
| Mike Nighswonger | 800 E. Pawnee |
| Skip Smith | 2234-2248 S. Mead |
| Dick & Carol Dague | 2239 S. Mead |
| Wilbur Roeder | 2563 S. Mead |
| Lee Greiving | 2620 N. Fountain |
| Randy Williamson | 2541 S. Mead |
| Gerald Graves | 3801 E. Funston |
| Bill Kice | Kice Industries – 2040 S. Mead |
| Lonny Wright | 2320 Alameda |